

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19990 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-19992) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-19986) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site and the right-of-way necessary to maintain a 54-foot radius corner prior to the issuance of any permits. In addition, dedicate the additional right-of-way necessary for dual left turn lanes on Buffalo Drive in accordance with Standard Drawing #201.1 prior to the issuance of any permits.
5. Grant a 15-foot Multi-Use Transportation Trail Easement in accordance with Exhibit 1 of the City of Las Vegas Master Plan Transportation Trails Element adjacent to this site on Grand Teton Drive prior to the issuance of any permits; coordinate document preparation with the Right-of-Way section of the Department of Public Works.
6. Construct all incomplete half-street improvements on Grand Teton Drive and Buffalo Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on a vacant 1.87 acre site located at the southwest corner of Grand Teton Drive and Buffalo Drive. Companion items to be considered concurrently include a General Plan Amendment (GPA-19992), and a Site Development Plan Review (SDR-20468).

The proposal will provide facilities for commercial uses which will serve an existing Planned Community Development development district and an adjacent educational institution. In addition, the project will construct a segment of the public transportation trail along Grand Teton to Buffalo Drive. The proposal will complement the surrounding community and will not deter from the goals of the Centennial Hills Sector Plan. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/05/03	City Council approved the annexation of approximately 495 acres in various parts of the city and was effectuated on 2/14/03.
04/26/07	The Planning Commission recommended approval of companion items GPA-19992 and SDR-19886 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24/ja).
<i>Related Building Permits/Business Licenses</i>	
Not Applicable	
<i>Pre-Application Meeting</i>	
2/15/07	A Pre-application meeting was held where the applicant was advised of the development standards.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting was held by the applicant on 03/28/07 and Planning staff was in attendance. The public was generally supportive of the proposal however the following comments were received to address the architectural design and use of materials: a) A requesting for the plan elevations to be more organic. b) Reduce the amount of glass on the office. c) Add stone veneer to the office.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.87 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Commercial Development) General Plan Designation]
North	Single-family residential	PCD (Planned Community Development)	R-PD4 (Residential Planned Development - 4 Units Per Acre)
South	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)
East	High School	PF-CC:	C-V: Civic
West	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	NA	NA
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	NA	NA
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
SC (Service Commercial)	NA	NA

Pursuant to Title 19.04 and 19.10 the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 sf (25% proposed medical)	1 space per 200 square feet	10		10	1	Y
General Office	6,000 sf (75% proposed General Office)	1 space per 300 square feet	20		21	1	Y
Child Care	1 space per 10 children		41		41	1	Y
SubTotal			71	3	72	3	Y
TOTAL			71		72		Y
Loading Spaces			1		1		Y
Percent Deviation							

ANALYSIS

The proposed Rezone from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) is appropriate with the proposed General Plan land use designation of SC (Service Commercial).

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

With approval of the companion General Plan Amendment (GPA-19992) request, the Rezone to C-1 (Limited Commercial) will be consistent with the Master Plan.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposed rezone will allow for the development of office and child care facilities which will complement the surrounding residential and educational uses.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The Rezone will allow for commercial uses upon an underdeveloped parcel. The associated Site Development (SDR-19986) will allow the property to provide convenient community services within an existing Planned Community Development.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Transportation facilities and capacity will be capable of accommodating vehicle trips generated by the proposal. Furthermore, the project includes a multi-use public transportation trail as required under the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 0